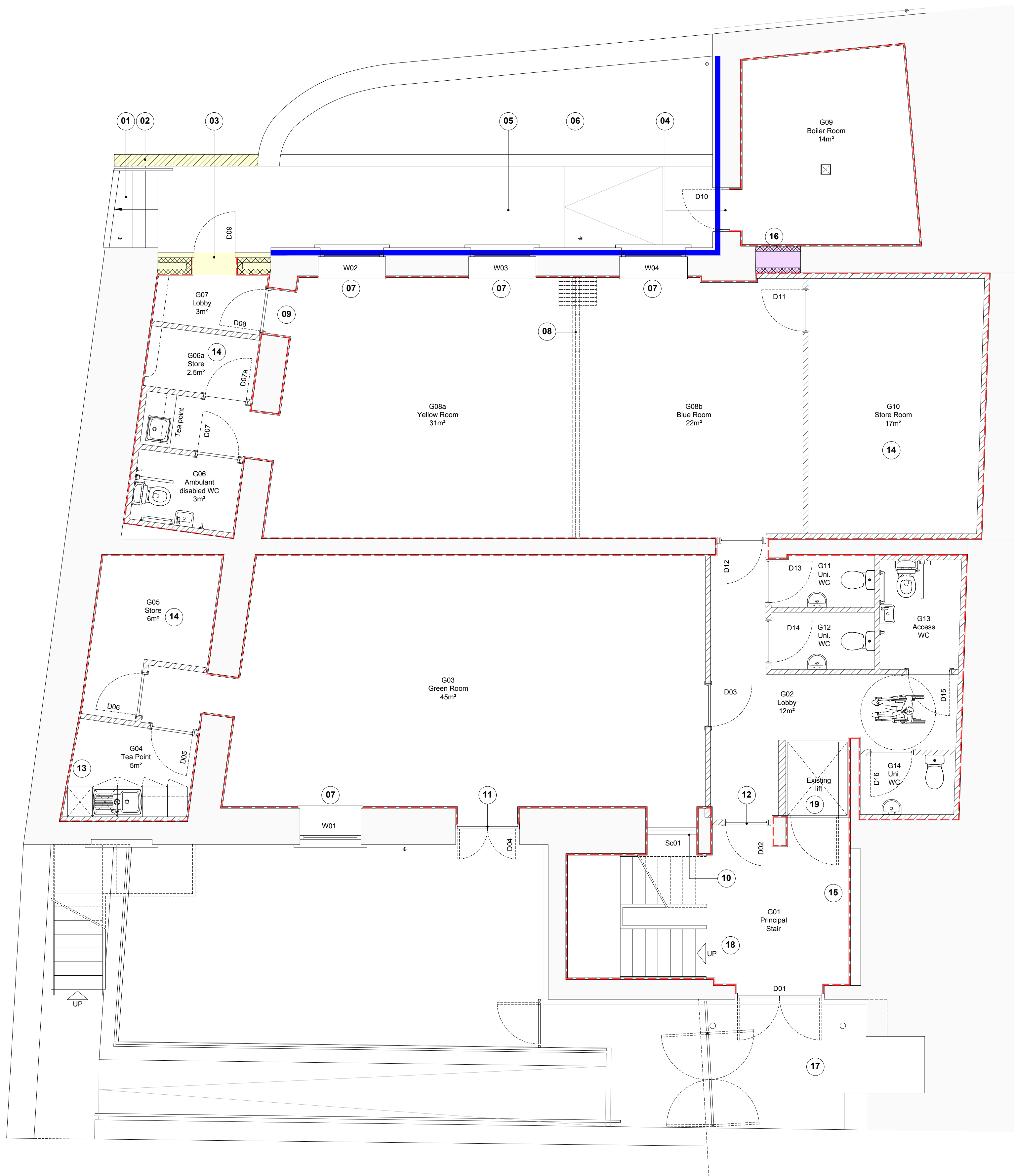




Notes:

This drawing is to be read in conjunction with the RIBA Stage 4 Report.

- Reorder ground levels to incorporate 3 no new stone steps. Refer to drawing 22-1039-220 for proposed details. Portable ramp to be provided to enable wheelchair access when required. Potable ramp to be stored in G07 when not required, positioned against the solid wall.
- Make good walling and raise by 900 mm in rubble stone to provide a defining line between boundaries. Fix new metal handrail to surface of new wall to provide support for ascending/descending new stone steps.
- Following the removal of existing wall finishes as outlined on drawing 22-1039-111 to the lower section of the north elevation, break through wall and remove modern construction materials. Introduce new wall offset from the face of the wall and form new lintel above to engineer details. New wall to be constructed with stone to the external face, with insulated cavity and concrete block to the inner faces with plastered finish internally. Incorporate new exterior solid timber door with vertical boarding to outer face as illustrated on drawing 22-1039-220. Allow for a provision of external drainage at door threshold.
- Remove walling material to reinstate previous door opening within the west elevation of the boiler room. Incorporate new exterior solid timber door with vertical boarding to outer face as illustrated on drawing 22-1039-223. Allow for a provision of external drainage at door threshold.
- Excavate and reduce ground levels to form an access route into the boiler room, allowing for a 200mm thick type 3 open graded sub-base with geo-textile membrane laid over, with a 50mm thick bed course with 50mm thick 200mm x 100mm paviours with 6mm joints filled with chippings/grit.
- Allow for tidying-up external areas, including for new permeable surfaces to be laid to each level of landscaped areas to encourage the area to be kept clean and tidy (no new planting to be introduced due to concealed sheltered northerly location).
- Allow for the replacement of all existing windows with new windows as detailed on drawing 22-1039-222.
- Modern glide MG100 moveable acoustic wall, top hung with no floor track, with full height inset pass door. Matt finish to surface, colour to be confirmed. Refer to drawing 22-1039-231 for details.
- Create new opening for new doorway. Refer to structural engineers details for proposed lintel.
- Remove glass blocks in the existing opening and make good reveals. Create and fix new full height fire rated glazed panel in decorated hardwood timber frame with manifestation applied to the surface. Glass screen to be Pilkington Pyroclear FR 30, at a minimal thickness of 6mm. Timber: All timber frames and architraves to be decorated formed in planed softwood, to be decorated in matt paint.
- Incorporate new exterior solid timber door with vertical boarding to outer face as illustrated on drawing 22-1039-220.
- New lobby door and wall.
- Include for new domestic refreshment space to include base cupboards and timber worktop with wall units above, with provision for a sink, fridge and dishwasher.
- Allow for a provision of self-supporting storage racking/shelving in each of the store rooms. Fixed shelving to stud walls only.
- Install audio and visual call-point, connecting to the reception at ground floor level, for visitors entering the basement level.
- Remove existing door and infill opening with block and plastered finish to G08b face, refer to wall type 03 on drawing 22-1039-230 for details.
- Allow for making good external surfaces to the external lobby area which have been compromised by the application of inappropriate materials.
- Allow for provisional sum for existing stair to be dismantled and stored for reinstatement following the incorporation of new slab and wall finishes.
- Allow for existing lift enclosure to the basement level to be dismantled and stored for reinstatement following the incorporation of new slab and wall finishes. Intrusive investigations required to lift enclosure to understand the relationship with the waterproofing membrane and the re-installation of the lift.

Wall types

- New metal stud walls with plasterboard finish with decorated finish, refer to wall type 01 on drawing 22-1039-230.
- For new section of stone clad external wall, refer to wall type 02 on drawing 22-1039-230.
- For blocking-up existing boiler door opening, refer to wall type 03 on drawing 22-1039-230.
- For external wall treatment to the north elevation, refer to wall type 04 on drawing 22-1039-230.
- For remedial repairs and treatment to the internal face of existing walls, refer to wall type 05 on drawing 22-1039-230.
- Wall tanking to meet Grade 3 Environment and to comply with BS8102:2022. Detailed design to be provided by others, preferably those who are installing. System to include type A cementitious coating to all existing walls for stabilisation of substrate and to act as primary defence against water ingress with a type C cavity drain meshed membrane to all walls as indicated. Thickness of system is illustrated as 12mm. Where there is no provision for a dry wall system (WT01) to be positioned in front of the cavity drain membrane, allow for plasterboard and skim on dot and dab.

Floors

Please refer to drawing 22-1039-233 for proposed details.

Ceilings

Please refer to drawing 22-1039-232 for proposed details.

Doors

- For details on the new external doors, refer to drawing 22-1039-223 and door schedule 22-1039-701 for details.
- All new internal doors to be vertical timber boarded doors, with vision panels enclosed were located on circulation routes. Refer to drawing 22-1039-221 and door schedule 22-1039-701 for details.

Signage

New orientation signage (Welsh and English) to be installed within the basement floor. A provisional sum is to be allocated in cost planning for this provision.

PROJECT STRATEGY NOTES

VENTILATION:

The exact details of the ventilation strategy will not be known until after the recommended re-evaluation of the basements internal environment has been carried out following the installation of the waterproofing system. Client confirmation on phasing to be agreed.